

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
MAURICE EDWARDS, SR (et al.)

Case Number
2023CV597

PROPERTY ADDRESS

2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815

REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
09/27/2023	Advance Fee	Advance Fee	973128	\$0.00	\$2,000.00
09/27/2023	Advertising Sale (Newspaper)			\$15.00	\$0.00
09/27/2023	Advertising Sale Bills & Copies			\$17.50	\$0.00
09/27/2023	Crying Sale			\$10.00	\$0.00
09/27/2023	Docketing			\$15.00	\$0.00
09/27/2023	Levy			\$15.00	\$0.00
09/27/2023	Posting Handbill			\$15.00	\$0.00
09/27/2023	Press Enterprise Inc.			\$1,557.95	\$0.00
09/27/2023	Sheriff Automation Fund			\$50.00	\$0.00
09/27/2023	Web Posting			\$100.00	\$0.00
10/17/2023	Deputize Advance Fee	(PAID 10/17/2023)	9333	\$60.50	\$0.00
01/16/2024	Continued or Cancelled Sale	Postponed to: 4/3/2024		\$10.00	\$0.00
02/01/2024	Service			\$150.00	\$0.00
02/01/2024	Service Mileage			\$10.00	\$0.00
02/01/2024	Tax Claim Search			\$5.00	\$0.00
02/01/2024	Surcharge			\$60.00	\$0.00
02/01/2024	Copies			\$5.00	\$0.00
02/01/2024	Notary Fee			\$15.00	\$0.00
02/01/2024	Mailing Costs			\$30.00	\$0.00
				\$2,140.95	\$2,000.00

TOTAL BALANCE:	\$(140.95)
-----------------------	-------------------

emailed 2-1-24

Sale No.

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

(215) 627-1322
FAX (215) 825-6456
PASALES@KMLLAWGROUP.COM

February 1, 2024

SHERIFF OF COLUMBIA COUNTY

FAX: 570-389-5625

RE: PENNYMAC LOAN SERVICES, LLC

vs.

CLOMY EDWARDS and MAURICE EDWARDS SR.

No. 2023-CV-597

KML File#: 229755FC

Property Address: 2403 John Penn Circle, Bloomsburg, PA 17815

Sheriff's Sale Date: April 03, 2024

Sale No.

To the Sheriff:

Kindly stay the Sheriff's Sale with reference to the above-captioned matter, and if applicable, cease all advertising, service and posting of the property. Please forward an updated cost sheet, summary of outstanding costs and return any unused costs. Pursuant to Act 32 of 2018 (68 Pa. C.S.A §2310), no sheriff's commission is due and owing and therefore no sheriff's commission has been charged to or collected from the Defendants.

The Defendants are provided a copy of this letter to provide them with proof that we have notified the Sheriff that the sale scheduled for April 03, 2024 has been stayed and cancelled.

By: KML LAW GROUP, P.C.
Sheriff's Sale Department
PASALES@KMLLAWGROUP.COM

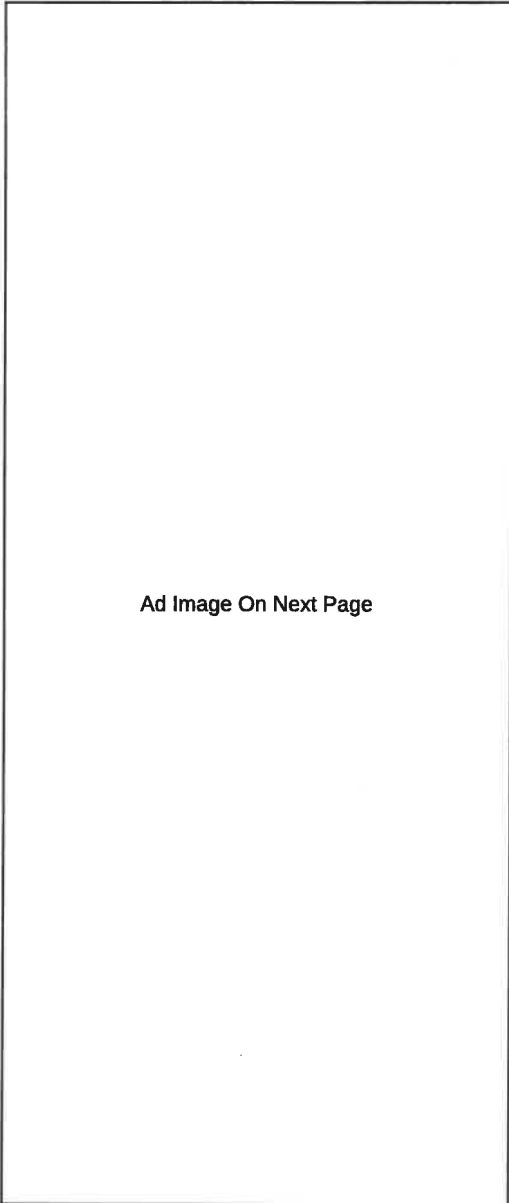
cc:

CLOMY EDWARDS - 1950 Mulberry Street, Harrisburg, PA 17104

MAURICE EDWARDS SR. - 1950 Mulberry Street, Harrisburg, PA 17104

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Ana Rodriguez being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Ad Image On Next Page

Ad Text: Edwards Sale
Date(s) Published: 01/03/2024, 01/10/2024, 01/17/2024

Chamberlain

Sworn and subscribed to before me
this 23 day of January 20 24.

Shawn H. Stair (Shawn H. Stair)

(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
Shawn H. Stair, Notary Public
Columbia County
My commission expires August 12, 2025
Commission number 1404114
Member, Pennsylvania Association of Notaries

And now, _____, 20____, I
hereby certify that the advertising and publication
charges amounting to \$_____ for publishing
the foregoing notice and the fee for this affidavit have
been paid in full.

TIM CHAMBERLAIN - COLUM COUNTY SHER
PO BOX 380
BLOOMSBURG, PA 17815

KML LAW GROUP, P.C.
ATTORNEYS AT LAW **Sale No.**

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

(215) 627-1322
FAX (215) 825-6456
PASALES@KMLLAWGROUP.COM

January 16, 2024

SHERIFF OF COLUMBIA COUNTY
FAX: 570-389-5625

RE: PENNYMAC LOAN SERVICES, LLC
vs.
CLOMY EDWARDS and MAURICE EDWARDS SR.
No. 2023-CV-597
KML File#: 229755FC

Property Address: 2403 John Penn Circle, Bloomsburg, PA 17815
Sheriff's Sale Date: January 24, 2024
Sale No.

To the Sheriff:

Kindly postpone the above-captioned Sheriff's Sale scheduled for January 24, 2024
to April 03, 2024. Thank you for your cooperation in this matter.

By: **KML LAW GROUP, P.C.**
Sheriff's Sale Department
PASALES@KMLLAWGROUP.COM

cc:
CLOMY EDWARDS - 1950 Mulberry Street, Harrisburg, PA 17104
MAURICE EDWARDS SR. - 1950 Mulberry Street, Harrisburg, PA 17104

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
MAURICE EDWARDS, SR (et al.)

Case Number
2023CV597

SHERIFF'S RETURN OF SERVICE

12/13/2023 08:57 AM - DEPUTY KRISTIE ROSPENDOWSKI, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815.


KRISTIE ROSPENDOWSKI, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

December 13, 2023

Commonwealth of Pennsylvania - Notary Seal
SARAH JANE KLINGAMAN - Notary Public
Columbia County
My Commission Expires March 23, 2026
Commission Number 1075245

Affirmed and subscribed to before me this

NOTARY

13TH day of DECEMBER, 2023



Plaintiff Attorney: KML LAW GROUP P.C., 701 MARKET STREET, SUITE 5000, PHILADELPHIA, PA 19106

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
EDWARDS SR, MAURICE (et al.)

Case Number
2023CV597

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Warrant:			
Notes:	SALE DATE & TIME: 01/24/2024 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	2403 JOHN PENN CIRCLE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · <u>Posted</u> · Other		
Adult In Charge:	FRONT DOOR		
Relation:			
Date:	12/13/23	Time:	0857
Deputy:	4	Mileage:	

Attorney / Originator:

Name:	KML LAW GROUP P.C.	Phone:	1-215-825-6345
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Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

-
-
-
-
-
-

(POSTING)

2023CV597

2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815 NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 11/02/2023

Account: 3994
Name: tchamberlain@columbiapa.org
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815
Telephone:

Ad ID: 28980
Description: Edwards Sale
Run Dates: 01/03/2024 - 01/17/2024
Class: 0002
Orig User: sshotwel
Words: 680
Lines: 82
Agate Lines: 219
Depth: 9.11
Blind Box:

Total Ad Cost \$1,557.95
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	01/03/2024	01/17/2024	3	1,557.95

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV597

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 24 2024
9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain piece, parcel and tract of land situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the Northern side of John Penn Circle in line of Lot No. 9; Thence by the Eastern line of Lot No. 9, North 55 degrees East, 126 feet to a point, being the Southern line of Lot No. 8; Thence by the same, South 43 degrees 10 minutes East, 180 feet to a point being the Western side of Lot No. 11; Thence by the same, South 45 degrees 35 minutes West, 153.63 feet to a point on the Northern side of John Penn's Circle; Thence by the same, North 35 degrees West, 203.31 feet to the place of Beginning.

Being known and designated as Lot No. 10 in the Maust Addition to the Township of Scott, known as Scythia Estates. Upon which is erected a one-story frame and brick dwelling.

Subject to a 6 foot utility easement extending along the Western and Northern boundary lines of the above described premises.

BEING KNOWN AS: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 31-04F-060-00

BEING THE SAME PREMISES WHICH DANIEL R. ROESCH BY DEED DATED 4/14/2021 AND RECORDED 4/21/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #202103817, GRANTED AND CONVEYED UNTO MAURICE EDWARDS, SR. AND CLOMY EDWARDS.

PROPERTY ADDRESS: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04F-060-00

Seized and taken into execution to be sold as the property of MAURICE EDWARDS, SR, CLOMY EDWARDS in suit of PENNYMAC LOAN SERVICES LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: TIMOTHY CHAMBERLAIN, Sheriff
KML LAW GROUP, P.C. Columbia County, Pennsylvania
PHILADELPHIA, PA 1-215-825-6345

SHERIFF'S OFFICE OF DAUPHIN COUNTY

Nicholas Chimienti, Jr.
Sheriff



David E. Olweiler
Chief Deputy

David B. Dowling
Solicitor

Vacant
Assistant Chief/Real Estate Deputy

PENNYMAC LOAN SERVICES, LLC
vs.
CLOMY EDWARDS (et al.)

Case Number
2023-T-2470

SHERIFF'S RETURN OF SERVICE

10/19/2023 CASE # 2023CV597

10/19/2023 Advance Fee

11/07/2023 10:21 AM - CORPORAL JOSHUA M. LONG, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THE NOTICE OF SHERIFF SALE WAS SERVED PERSONALLY TO MAURICE EDWARDS, SR. AT 1950 MULBERRY STREET, HARRISBURG, PA 17104.


JOSHUA M. LONG, CORPORAL

11/07/2023 10:21 AM - CORPORAL JOSHUA M. LONG, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THE NOTICE OF SHERIFF SALE UPON CLOMY EDWARDS AT 1950 MULBERRY STREET, HARRISBURG, PA 17104 IS RETURNED AS "NOT SERVED".

PER MAURICE EDWARDS, SR., THE DEFENDANT IS EX-WIFE AND HAS NO CONTACT WITH HER.


JOSHUA M. LONG, CORPORAL

SHERIFF COST: \$60.50

SO ANSWERS,

November 08, 2023


NICHOLAS CHIMIENTI, JR., SHERIFF

COSTS

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
10/19/2023	Advance Fee	Advance Fee	9333	\$0.00	\$60.50
11/08/2023	County Fee			\$60.50	\$0.00
				\$60.50	\$60.50
BALANCE:					\$0.00

NOTARY

Affirmed and subscribed to before me this

8TH day of NOVEMBER, 2023



Commonwealth of Pennsylvania — Notary Seal
Megan Tritt, Notary Public
Dauphin County
My Commission Expires September 29, 2025
Commission Number 1407107

SHERIFF'S OFFICE OF DAUPHIN COUNTY

Nicholas Chimienti, Jr.
Sheriff



David E. Olweiler
Chief Deputy

David B. Dowling
Solicitor

Vacant
Assistant Chief/Real Estate Deputy

PENNYMAC LOAN SERVICES, LLC
vs.
CLOMY EDWARDS

Case Number
2023-T-2470



case

DEPOSIT RECEIPT



ledger

Printed: 10/19/2023 2:07:51PM

Receipt No: 50356

Date: 10/19/2023

Type: Civil Action

Paid By: COLUMBIA COUNTY SHERIFF OFFICE

<u>Check No:</u>	<u>Check Date:</u>	<u>Description:</u>	<u>Deposit Amount:</u>
9333	10/17/2023	Advance Fee	\$60.50

Mail To: COLUMBIA COUNTY SHERIFF OFFICE

Origin: Foreign County Columbia

Received by: MT

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
EDWARDS SR, MAURICE (et al.)

Case Number
2023CV597

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	59
Manner:	Deputize	Expires:	
Notes:	SALE DATE & TIME: 01/24/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	CLOMY EDWARDS
Primary Address:	1950 MULBERRY STREET HARRISBURG, PA 17104
Phone:	DOB:
Alternate Address:	2403 JOHN PENN CIRCLE BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Notes / Special Instructions:

Now, October 03, 2023 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Dauphin County to exercise service of the documents herewith and make return thereof according to law.

Return To:
COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

EDWARDS, CLOMY
2023CV597
1950 MULBERRY STREET, HARRISBURG, PA 17104
NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
EDWARDS SR, MAURICE (et al.)

Case Number
2023CV597

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	59
Manner:	Deputize	Expires:	
Notes:	SALE DATE & TIME: 01/24/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	MAURICE EDWARDS, SR
Primary Address:	1950 MULBERRY STREET HARRISBURG, PA 17104
Phone:	DOB:
Alternate Address:	2403 JOHN PENN CIRCLE BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Notes / Special Instructions:

Now, October 03, 2023 I, Sheriff of Columbia County, Pennsylvania do hereby deputize the Sheriff of Dauphin County to ex- service of the documents herewith and make return thereof according to law.

Return To:
COLUMBIA COUNTY SHERIFF'S OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815

Timothy T. Chamberlain
TIMOTHY T. CHAMBERLAIN, SHERIFF

EDWARDS SR, MAURICE

2023CV597

1950 MULBERRY STREET, HARRISBURG, PA 17104

NO EXPIRATION

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and Rule 3257**

PENNYMAC LOAN SERVICES, LLC
3043 Townsgate Road
Suite 200
Westlake Village, CA 91361

Plaintiff

vs.

CLOMY EDWARDS
MAURICE EDWARDS SR.
2403 John Penn Circle
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2023-CV-597

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2023 - ED - 59

WRIT OF EXECUTION

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PREMISES: 2403 John Penn Circle, Bloomsburg, PA 17815

AMOUNT DUE	\$240,772.39
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Interest From 09/14/2023 to the Date of Sheriff's Sale <i>at per diem rate of \$20.98</i>	_____
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(Costs to be added) _____

Dated: _____

9/18/23

Barbara N. Shuey
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy _____

**Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024**

Docket No. 2023-CV-597

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

PENNYMAC LOAN SERVICES, LLC

vs.

CLOMY EDWARDS and
MAURICE EDWARDS SR.

Mortgagor(s) and Record Owner(s)
2403 John Penn Circle, Bloomsburg, PA 17815

**WRIT OF EXECUTION
(Mortgage Foreclosure)**

REAL DEBT	\$240,772.39
INTEREST from 09/14/2023 to the Date of Sheriff's Sale	\$ _____
COSTS PAID:	
PROTHY	\$ _____
SHERIFF	\$ _____
STATUTORY	\$ _____
COSTS DUE PROTHY	\$ _____
Office of Judicial Support	
Judg. Fee	
Cr.	
Sat.	

PREMISES:

2403 John Penn Circle, Bloomsburg, PA 17815

KML Law Group, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

KML Law Group, P.C.

Suite 5000
 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322
 Attorney for Plaintiff

PENNYMAC LOAN SERVICES, LLC

3043 Townsgate Road
 Suite 200
 Westlake Village, CA 91361

Plaintiff

vs.

CLOMY EDWARDS**MAURICE EDWARDS SR.**

Mortgagor(s) and Record Owner(s)
 2403 John Penn Circle
 Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2023-CV-597

2023-ED-59

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: EDWARDS SR., MAURICE
 MAURICE EDWARDS SR.
 2403 John Penn Circle
 Bloomsburg, PA 17815

Your house at 2403 John Penn Circle, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on January 24th 2024, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$240,772.39 obtained by PENNYMAC LOAN SERVICES, LLC against you.

NOTICE OF OWNER'S RIGHTS**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to PENNYMAC LOAN SERVICES, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 229755FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 11/02/2023

Account: 3994
Name: tchamberlain@columbiapa.org
Company: TIM CHAMBERLAIN - COLUM COUNTY SHER
Address: PO BOX 380
BLOOMSBURG, PA 17815
Telephone:

Ad ID: 28980
Description: Edwards Sale
Run Dates: 01/03/2024 - 01/17/2024
Class: 0002
Orig User: sshotwel
Words: 680
Lines: 82
Agate Lines: 219
Depth: 9.11
Blind Box:

Total Ad Cost \$1,557.95
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise - Class	01/03/2024	01/17/2024	3	1,557.95

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV597

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 24 2024
9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain piece, parcel and tract of land situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the Northern side of John Penn Circle in line of Lot No. 9; Thence by the Eastern line of Lot No. 9, North 55 degrees East, 126 feet to a point, being the Southern line of Lot No. 8; Thence by the same, South 43 degrees 10 minutes East, 180 feet to a point being the Western side of Lot No. 11; Thence by the same, South 45 degrees 35 minutes West, 153.63 feet to a point on the Northern side of John Penn's Circle; Thence by the same, North 35 degrees West, 203.31 feet to the place of Beginning.

Being known and designated as Lot No. 10 in the Maust Addition to the Township of Scott, known as Scythia Estates. Upon which is erected a one-story frame and brick dwelling.

Subject to a 6 foot utility easement extending along the Western and Northern boundary lines of the above described premises.

BEING KNOWN AS: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815
PROPERTY ID NUMBER: 31-04F-060-00

BEING THE SAME PREMISES WHICH DANIEL R. ROESCH BY DEED DATED 4/14/2021 AND RECORDED 4/21/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #202103817, GRANTED AND CONVEYED UNTO MAURICE EDWARDS, SR. AND CLOMY EDWARDS.

PROPERTY ADDRESS: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04F-060-00

Seized and taken into execution to be sold as the property of MAURICE EDWARDS, SR, CLOMY EDWARDS in suit of PENNYMAC LOAN SERVICES LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: **TIMOTHY CHAMBERLAIN**, Sheriff
KML LAW GROUP, P.C. Columbia County, Pennsylvania
PHILADELPHIA, PA 1-215-825-6345

COUNTY OF COLUMBIA
TAX CLAIM BUREAU AND TAX OFFICE
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 10/03/2023

Fee: \$5.00

Cert. NO: 44979

EDWARDS MAURICE & CLOMY SR
2403 JOHN PENN CIRCLE
BLOOMSBURG PA 17815

District: SCOTT TWP
Deed: 20210 -3817
Location: LOT 10
Parcel Id:31 -04F-060-00,000

Assessment: 56,717
Balances as of 10/03/2023

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BY 4/30/2023
							BALANCE

NO TAX CLAIM TAXES DUE

TOTAL \$0.00

\$0.00

By: Skewiff

Per: _____

31.04F-060

2023-CV-597

KML Law Group, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Attorney for Plaintiff

PENNYMAC LOAN SERVICES, LLC
3043 Townsgate Road
Suite 200
Westlake Village, CA 91361

Plaintiff

vs.

CLOMY EDWARDS
MAURICE EDWARDS SR.
Mortgagor(s) and Record Owner(s)
2403 John Penn Circle
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE

Docket No. 2023-CV-597

2023-ED-59

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: EDWARDS, CLOMY
CLOMY EDWARDS
2403 John Penn Circle
Bloomsburg, PA 17815

Your house at 2403 John Penn Circle, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on January 24, 2024, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$240,772.39 obtained by PENNYMAC LOAN SERVICES, LLC against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to PENNYMAC LOAN SERVICES, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 229755FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

No delete taxes
Ours No

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
8. You may contact the Foreclosure Resource Center: <http://www.philadelphiafed.org/foreclosure/>

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
EDWARDS SR, MAURICE (et al.)

Case Number
2023CV597

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	59
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/24/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	Melody Bohling
Primary Address:	350 Tenny St. Bloomsburg, PA 17815
Phone:	570-594-4560 DOB:
Alternate Address:	2626 OLD BERWICK ROAD BLOOMSBURG, PA 17815
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> Posted · Other		
Adult In Charge:	Brittany Bacon		
Relation:	Secretary / Treasurer		
Date:	10-3-23	Time:	12:00
Deputy:	6	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

BOHLING, MELODY

2023CV597

350 TENNY ST., BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
EDWARDS SR, MAURICE (et al.)

Case Number
2023CV597

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	59
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/24/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name:	OCCUPANT
Primary Address:	2403 JOHN PENN CIRCLE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	10-3-23	Time:	1305
Deputy:	6	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

OCCUPANT

2023CV597

2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
EDWARDS SR, MAURICE (et al.)

Case Number
2023CV597

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	59
Manner:	Personal	Expires:	
Notes:	SALE DATE & TIME: 01/24/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	CLOMY EDWARDS
Primary Address:	2403 JOHN PENN CIRCLE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EDWARDS, CLOMY

2023CV597

2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815

NO EXPIRATION

KML Law Group, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Attorney for Plaintiff

PENNYMAC LOAN SERVICES, LLC

3043 Townsgate Road
Suite 200
Westlake Village, CA 91361

Plaintiff

vs.

CLOMY EDWARDS**MAURICE EDWARDS SR.**

Mortgagor(s) and Record Owner(s)
2403 John Penn Circle
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2023-CV-597

2023-ED-59

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: EDWARDS SR., MAURICE
MAURICE EDWARDS SR.
2403 John Penn Circle
Bloomsburg, PA 17815

Your house at 2403 John Penn Circle, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on January 24th 2024, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$240,772.39 obtained by PENNYMAC LOAN SERVICES, LLC against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to PENNYMAC LOAN SERVICES, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 229755FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
EDWARDS SR, MAURICE (et al.)

Case Number
2023CV597

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice	Zone: 59	
Manner: Personal	Expires:	Warrant:
Notes: SALE DATE & TIME: 01/24/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		

Serve To:

Name: MAURICE EDWARDS, SR
Primary Address: 2403 JOHN PENN CIRCLE BLOOMSBURG, PA 17815
Phone: DOB:
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: Time:
Deputy: Mileage:

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

EDWARDS SR, MAURICE
2023CV597
2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815
NO EXPIRATION

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)
P.R.C.P. 3180-3183 and Rule 3257**

PENNYMAC LOAN SERVICES, LLC
3043 Townsgate Road
Suite 200
Westlake Village, CA 91361

Plaintiff

vs.

CLOMY EDWARDS
MAURICE EDWARDS SR.
2403 John Penn Circle
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

NO. 2023-CV-597

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

2023 - ED - 59

WRIT OF EXECUTION

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PREMISES: 2403 John Penn Circle, Bloomsburg, PA 17815

AMOUNT DUE	<u>\$240,772.39</u>
------------	---------------------

Interest From 09/14/2023 to the Date of Sheriff's Sale <i>at per diem rate of \$20.98</i>	_____
---	-------

(Costs to be added) _____

Dated: 9/18/23

Barbara W. Shewey
Prothonotary, Common Pleas Court
of Columbia County, Pennsylvania

Deputy [Signature]

**Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2024**

KML Law Group, P.C.

Suite 5000
 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322
 Attorney for Plaintiff

PENNYMAC LOAN SERVICES, LLC

3043 Townsgate Road
 Suite 200
 Westlake Village, CA 91361

Plaintiff

vs.

CLOMY EDWARDS**MAURICE EDWARDS SR.**

Mortgagor(s) and Record Owner(s)
 2403 John Penn Circle
 Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2023-CV-597

2023-ED-59

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: EDWARDS SR., MAURICE
 MAURICE EDWARDS SR.
 2403 John Penn Circle
 Bloomsburg, PA 17815

Your house at 2403 John Penn Circle, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on January 24th 2024, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$240,772.39 obtained by PENNYMAC LOAN SERVICES, LLC against you.

NOTICE OF OWNER'S RIGHTS**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to PENNYMAC LOAN SERVICES, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 229755FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE
(570) 389-5622

COURT HOUSE:
P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

24 HOUR PHONE
(570) 784-6300

PRESS ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: October 3rd 2023

Re: Sheriffs Sale Advertising Dates
PENNYMAC LOAN SERVICES LLC
VS.
Clomy & Maurice Edwards

No. 597 of 2023 J.D. and No. 59 of 2023 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week January 3rd 2024

2nd Week January 10th 2024

3rd Week January 17th 2024

SALE DATE: **January 24th 2023 @ 9:00 a.m**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain
Sheriff of Columbia County

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
EDWARDS SR, MAURICE (et al.)

Case Number
2023CV597

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/24/2024 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	2403 JOHN PENN CIRCLE BLOOMSBURG, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:		Time:	
Deputy:		Mileage:	

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2023CV597

2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815

NO EXPIRATION

REAL ESTATE OUTLINE

ED # 2023 E059

DATE RECEIVED 9-18-23
DOCKET AND INDEX 2023 CV 597

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>
COPY OF DESCRIPTION	<u>X</u>
WHEREABOUTS OF LKA	<u>X</u>
NON-MILITARY AFFIDAVIT	<u> </u>
NOTICES OF SHERIFF SALE	<u>X</u>
WAIVER OF WATCHMAN	<u>X</u>
AFFIDAVIT OF LIENS LIST	<u>X</u>
CHECK FOR \$ 1,350.00 OR <u>2,000.00</u>	<u>X</u>

CK# 973128

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Jan 24, 2024 TIME 9:00

POSTING DATE	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Jan 3rd</u>
	2 ND WEEK <u>Jan 10th</u>
	3 RD WEEK <u>Jan 17th</u>

2403 John Penn Circle

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023CV597

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 24, 2024
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain piece, parcel and tract of land situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the Northern side of John Penn Circle in line of Lot No. 9; Thence by the Eastern line of Lot No. 9, North 55 degrees East, 126 feet to a point, being the Southern line of Lot No. 8; Thence by the same, South 43 degrees 10 minutes East, 180 feet to a point being the Western side of Lot No. 11; Thence by the same, South 45 degrees 35 minutes West, 153.63 feet to a point on the Northern side of John Penn's Circle; Thence by the same, North 35 degrees West, 203.31 feet to the place of Beginning.

Being known and designated as Lot No. 10 in the Maust Addition to the Township of Scott, known as Scythia Estates. Upon which is erected a one-story frame and brick dwelling.

Subject to a 6 foot utility easement extending along the Western and Northern boundary lines of the above described premises.

BEING KNOWN AS: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815
PROPERTY ID NUMBER: 31-04F-060-00

BEING THE SAME PREMISES WHICH DANIEL R. ROESCH BY DEED DATED 4/14/2021 AND RECORDED 4/21/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #202103817, GRANTED AND CONVEYED 'UNTO MAURICE EDWARDS, SR. AND CLOMY EDWARDS.

PROPERTY ADDRESS: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 31-04F-060-00

Seized and taken into execution to be sold as the property of MAURICE EDWARDS, SR, CLOMY EDWARDS in suit of PENNYMAC LOAN SERVICES LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
KML LAW GROUP P.C.
PHILADELPHIA, PA 1-215-825-6345

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106
215-627-1322
Attorney for Plaintiff

PENNYMAC LOAN SERVICES, LLC
3043 Townsgate Road
Suite 200
Westlake Village, CA 91361

Plaintiff
vs.

CLOMY EDWARDS
MAURICE EDWARDS SR.
Mortgagor(s) and **CLOMY EDWARDS**
MAURICE EDWARDS SR. Record Owner(s)
2403 John Penn Circle
Bloomsburg, PA 17815

Defendant(s)

FILED
PROthonary
2023 SEP 18 PM 12:21

COURT CLERK'S OFFICE
COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-597

2023-ED-59

AFFIDAVIT PURSUANT TO RULE 3129

PENNYMAC LOAN SERVICES, LLC, Plaintiff in the above action, by counsel, KML Law Group, P.C., sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at:

2403 John Penn Circle
Bloomsburg, PA 17815

1. Name and address of Owner(s) or Reputed Owner(s):

CLOMY EDWARDS
1950 Mulberry Street
Harrisburg, PA 17104

MAURICE EDWARDS SR.
1950 Mulberry Street
Harrisburg, PA 17104

2. Name and address of Defendant(s) in the judgment:

CLOMY EDWARDS
1950 Mulberry Street
Harrisburg, PA 17104

MAURICE EDWARDS SR.
1950 Mulberry Street
Harrisburg, PA 17104

3. Name and last known address of every judgment creditor whose judgment is a record lien on the property to be sold:

DOMESTIC RELATIONS OF COLUMBIA COUNTY
PO Box 380
Bloomsburg, PA 17815

PA DEPARTMENT OF PUBLIC WELFARE - Bureau of Child Support Enforcement
Health and Welfare Bldg. - Room 432
P.O. Box 2675
Harrisburg, PA 17105-2675

✓ ✓ PA DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
P.O. BOX 281230
HARRISBURG, PA 17128-1230

✓ PENNSYLVANIA DEPARTMENT OF LABOR & INDUSTRY
651 Boas Street
Harrisburg, PA 17121

4. Name and address of the last recorded holder of every mortgage of record:

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:


6. Name and address of every other person of whom the plaintiff has knowledge who has any record interest in the property which may be affected by the sale.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale.

✓ TENANTS/OCCUPANTS
2403 John Penn Circle
Bloomsburg, PA 17815

I verify that the statements made in this affidavit are true and correct to the best of my information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: 9/14/2023

By: 
____ KML LAW GROUP, P.C.
____ Michael McKeever Pa. ID 56129
____ Lisa Lee Pa. ID 78020
____ Brian C. Nicholas Pa. ID 317240
____ Caitlin M. Donnelly Pa. ID 311403
____ J. Eric Kishbaugh Pa. ID 33078
____ Stephanie A. Walczak Pa. ID 320431
____ Geraldine M. Linn Pa. ID 83351
____ Michael P. Farrington Pa. ID 329636
 Danielle DiLeva Pa. ID 328955
____ Kia House Pa. ID 321503
____ Sean M. Duffy Pa. ID 311495

Attorneys for Plaintiff

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
EDWARDS SR, MAURICE (et al.)

Case Number
2023CV597

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	59
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/24/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Columbia County Tax Office		
Primary Address:	PO Box 380 Bloomsburg, PA 17815		
Phone:	570-389-5649	DOB:	
Alternate Address:			
Phone:			

Final Service:

Served:	Personally · <u>Adult In Charge</u> · Posted · Other		
Adult In Charge:	Lynn Dixon		
Relation:	Cleric		
Date:	10-3-23	Time:	0840
Deputy:	6	Mileage:	

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C 2023CV597 PO BOX 380, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Michael A. Beyer
Chief Deputy



PENNYMAC LOAN SERVICES LLC
vs.
EDWARDS SR, MAURICE (et al.)

Case Number
2023CV597

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice	Zone:	59
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 01/24/2024 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
Warrant:			

Serve To:

Name:	Domestic Relations Office of Columbia Col
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally <u>Adult In Charge</u> · Posted · Other
Adult In Charge:	Julie Klinger
Relation:	Clerk
Date:	10-3-23
Time:	0842
Deputy:	6
Mileage:	

Attorney / Originator:

Name: KML LAW GROUP P.C.	Phone: 1-215-825-6345
---------------------------------	------------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF 2023CV597 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

KML Law Group, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Attorney for Plaintiff

PENNYMAC LOAN SERVICES, LLC

3043 Townsgate Road
Suite 200
Westlake Village, CA 91361

Plaintiff

vs.

CLOMY EDWARDS

MAURICE EDWARDS SR.

Mortgagor(s) and Record Owner(s)
2403 John Penn Circle
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

Docket No. 2023-CV-597

2023-ED-59

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: EDWARDS, CLOMY
CLOMY EDWARDS
2403 John Penn Circle
Bloomsburg, PA 17815

Your house at 2403 John Penn Circle, Bloomsburg, PA 17815 is scheduled to be sold at Sheriff's Sale on Jan. 24th 2024, at 9:00 AM, in Sheriff's Office, Courthouse, Bloomsburg, PA to enforce the court judgment of \$240,772.39 obtained by PENNYMAC LOAN SERVICES, LLC against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to PENNYMAC LOAN SERVICES, LLC, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay call our office at 215-825-6329 or 1-866-413-2311 or email homeretention@kmlawgroup.com (KML File Number 229755FC). Para informacion en espanol puede comunicarse con Home Retention al 1-866-413-2311.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Sheriff of Columbia County at 570-389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff of Columbia County at 570-389-5622.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.
8. You may contact the Foreclosure Resource Center: <http://www.philadelphiafed.org/foreclosure/>

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

NORTH PENN LEGAL SERVICES
168 E. 5th Street
Bloomsburg, PA 17815
570-784-8760
PENNSYLVANIA BAR ASSOCIATION
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

All that certain piece, parcel and tract of land situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the Northern side of John Penn Circle in line of Lot No. 9; Thence by the Eastern line of Lot No. 9, North 55 degrees East, 126 feet to a point, being the Southern line of Lot No. 8; Thence by the same, South 43 degrees 10 minutes East, 180 feet to a point being the Western side of Lot No. 11; Thence by the same, South 45 degrees 35 minutes West, 153.63 feet to a point on the Northern side of John Penn's Circle; Thence by the same, North 35 degrees West. 203.31 feet to the place of Beginning.

Being known and designated as Lot No. 10 in the Maust Addition to the Township of Scott, known as Scythia Estates. Upon which is erected a one-story frame and brick dwelling.

Subject to a 6 foot utility easement extending along the Western and Northern boundary lines of the above described premises.

BEING KNOWN AS: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 31-04F-060-00

BEING THE SAME PREMISES WHICH DANIEL R. ROESCH BY DEED DATED 4/14/2021 AND RECORDED 4/21/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #202103817, GRANTED AND CONVEYED UNTO MAURICE EDWARDS, SR. AND CLOMY EDWARDS.

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

PENNYMAC LOAN SERVICES, LLC
3043 Townsgate Road
Suite 200
Westlake Village, CA 91361

Plaintiff

vs.

CLOMY EDWARDS
MAURICE EDWARDS SR.
Mortgagor(s) and Record Owner(s)
2403 John Penn Circle
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-597

2023 - ED - 59

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

Plaintiff, by counsel, hereby certifies that it has complied with the provisions of Act 91 of 1983 and/or the real property in question is not subject to the Act.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Brian C. Nicholas Pa. ID 317240

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Kia House Pa. ID 321503

Sean M. Duffy Pa. ID 311495

Attorneys for Plaintiff

KML LAW GROUP, P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322
Attorney for Plaintiff

PENNYMAC LOAN SERVICES, LLC
3043 Townsgate Road
Suite 200
Westlake Village, CA 91361

Plaintiff

vs.

CLOMY EDWARDS
MAURICE EDWARDS SR.
Mortgagor(s) and Record Owner(s)
2403 John Penn Circle
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-597

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

The undersigned states that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129
 Lisa Lee Pa. ID 78020
 Brian C. Nicholas Pa. ID 317240
 Caitlin M. Donnelly Pa. ID 311403
 J. Eric Kishbaugh Pa. ID 33078
 Stephanie A. Walczak Pa. ID 320431
 Geraldine M. Linn Pa. ID 83351
 Michael P. Farrington Pa. ID 329636
 Danielle DiLeva Pa. ID 328955
 Kia House Pa. ID 321503
 Sean M. Duffy Pa. ID 311495

Attorneys for Plaintiff

SHORT DESCRIPTION

DOCKET # 2023-CV-597

ALL THAT CERTAIN lot of land situate in Township of Scott, County of Columbia and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 2403 John Penn Circle, Bloomsburg, PA 17815

SOLD as the property of CLOMY EDWARDS and MAURICE EDWARDS SR.

TAX PARCEL #31-04F-060-00

ATTORNEY: KML Law Group, P.C.

All that certain piece, parcel and tract of land situate in the Township of Scott, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the Northern side of John Penn Circle in line of Lot No. 9; Thence by the Eastern line of Lot No. 9, North 55 degrees East, 126 feet to a point, being the Southern line of Lot No. 8; Thence by the same, South 43 degrees 10 minutes East, 180 feet to a point being the Western side of Lot No. 11; Thence by the same, South 45 degrees 35 minutes West, 153.63 feet to a point on the Northern side of John Penn's Circle; Thence by the same, North 35 degrees West. 203.31 feet to the place of Beginning.

Being known and designated as Lot No. 10 in the Maust Addition to the Township of Scott, known as Scythia Estates. Upon which is erected a one-story frame and brick dwelling.

Subject to a 6 foot utility easement extending along the Western and Northern boundary lines of the above described premises.

BEING KNOWN AS: 2403 JOHN PENN CIRCLE, BLOOMSBURG, PA 17815

PROPERTY ID NUMBER: 31-04F-060-00

BEING THE SAME PREMISES WHICH DANIEL R. ROESCH BY DEED DATED 4/14/2021 AND RECORDED 4/21/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #202103817, GRANTED AND CONVEYED UNTO MAURICE EDWARDS, SR. AND CLOMY EDWARDS.

KML LAW GROUP, P.C.

Suite 5000
701 Market Street
Philadelphia, PA 19106
www.kmlawgroup.com
(215) 627-1322
Fax (215) 627-7734

September 13, 2023

RE: Docket # 2023-CV-597

ATTENTION: Columbia County Sheriff

We would like to bring to your attention that the following defendant(s):

CLOMY EDWARDS and MAURICE EDWARDS SR.

will be personally served with the Notice of Sheriff's Sale by an outside process server.

Thank you,
Judgment Department
KML LAW GROUP, P.C.
Main - (215) 627-1322
Fax - (215) 627-7734

KML Law Group, P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106-1532
(215) 627-1322
ATTORNEY FOR PLAINTIFF

PENNYMAC LOAN SERVICES, LLC
3043 Townsgate Road
Suite 200
Westlake Village, CA 91361

Plaintiff

vs.

CLOMY EDWARDS
MAURICE EDWARDS SR.
Mortgagor(s) and Record Owner(s)
2403 John Penn Circle
Bloomsburg, PA 17815

Defendant(s)

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE

No. 2023-CV-597

**CERTIFICATION AS TO COMPLIANCE WITH THE PENNSYLVANIA CASE RECORDS
PUBLIC ACCESS POLICY, SECTION 7.0 CONFIDENTIAL INFORMATION**

Plaintiff, by counsel, hereby certifies that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents and that confidential information and documents have been redacted in accordance with controlling privacy statutes and that confidential information is not required by law, ordered by the court or is not otherwise necessary to effect the disposition of this matter.

By: 

KML LAW GROUP, P.C.

Michael McKeever Pa. ID 56129

Lisa Lee Pa. ID 78020

Brian C. Nicholas Pa. ID 317240

Caitlin M. Donnelly Pa. ID 311403

J. Eric Kishbaugh Pa. ID 33078

Stephanie A. Walczak Pa. ID 320431

Geraldine M. Linn Pa. ID 83351

Michael P. Farrington Pa. ID 329636

Danielle DiLeva Pa. ID 328955

Kia House Pa. ID 321503

Sean M. Duffy Pa. ID 311495

Attorneys for Plaintiff

KML LAW GROUP, P.C.

ATTORNEYS AT LAW

SUITE 5000
701 MARKET STREET
PHILADELPHIA, PA 19106
WWW.KMLLAWGROUP.COM

September 13, 2023

Tami Kline
Prothonotary of Columbia County
PO Box 380
Bloomsburg, PA 17815

RE:
PENNYMAC LOAN SERVICES, LLC
vs.
CLOMY EDWARDS and MAURICE EDWARDS SR.
No. 2023-CV-597
KML File#: 229755FC

Kindly enter Judgment and issue the Writ of Execution in the above referenced matter. Once the Writ of Execution has been issued, please forward the same to the Sheriff's Office so this property may be listed for sale accordingly.

Please also return a copy of the enclosed pleadings with your time stamp affixed thereto in the stamped, self-addressed envelope enclosed for this purpose.

Should you need anything else to process this request, please contact us and we will provide the same immediately. Thank you for your cooperation in this matter.

KML LAW GROUP, P.C.,

Cheryl Dilchus

Manager of PA Foreclosure Operations

cdilchus@kmlgroup.com

Direct: (215) 825-6349

Main: (215) 627-1322

Document Receipt

Trans # 19568 Carrier / service: USPS Server First-Class Mail® 10/3/2023 12:00:00 AM

Ship to:

PA DEPT OF LABOR & INDUSTRY

651 BOAS STREET

HARRISBURG PA 17121

Tracking #: 71901140006000189818

Doc Ref #: 2023ED59

Postage 5.8600

Document Receipt

Trans # 19567 Carrier / service: USPS Server First-Class Mail® 10/3/2023 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000189801

Doc Ref #: 2023ED59

Postage 5.8600

PHILADELPHIA PA 19106

Document Receipt

Trans # 19566 Carrier / service: USPS Server First-Class Mail® 10/3/2023 12:00:00 AM

Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION

660 AMERICAN AVENUE
301

Tracking #: 71901140006000189795
Doc Ref #: 2023ED59
Postage 5.8600

KING OF PA 19406
PRUSSIA

Document Receipt

Trans #	19564	Carrier / service:	USPS Server	First-Class Mail®	10/3/2023 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000189771

Doc Ref #: 2023ED59

Postage 5.8600

HARRISBURG PA 17128

Document Receipt

Trans # 19565 Carrier / service: USPS Server First-Class Mail® 10/3/2023 12:00:00 AM

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000189788

Doc Ref #: 2023ED59

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 19563 Carrier / service: USPS Server First-Class Mail® 10/3/2023 12:00:00 AM

Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #: 71901140006000189764

Doc Ref #: 2023ED59

Postage 5.8600

HARRISBURG PA 17105

Document Receipt

Trans # 19567 Carrier / service: USPS Server , First-Class Mail® 10/3/2023 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000189801

Doc Ref #: 2023ED59

Postage 5.8600

PHILADELPHIA PA 19106

229756

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

KMILAW GROUP, P.C. Attorney Business Account

SUITE 5000

701 MARKET ST. PHILADELPHIA, PA 19106

(215) 627-1322 info@kmlawgroup.com

FIRSTSTATE BANK

3-7380/2360

973128

September 15, 2023

\$ 2000.00

Dollars

PAY TO THE ORDER OF

Sheriff of Columbia County

Two Thousand And 00/100

Sheriff of Columbia County

Sheriff's Office, PO Box 380

Bloomington, PA 17815

Memo EDWARDS: 229755PC



Mortgage Cash Account Void After 180 Days

[Handwritten Signature]

⑆973128⑆ ⑆23607380⑆ ⑆A000082795⑆

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